



Connells

Savernake Road  
Aylesbury



## Property Description

This fantastic investment opportunity offers four bedrooms, driveway parking, rear garden, two reception rooms, kitchen, family bathroom and garage.

Starting at the front of the property, we are met with the double length garage and front garden. Entering the property there is the large living room and second reception room. To the rear there is the spacious kitchen/diner with space for freestanding appliances.

To the first floor there is a bathroom and four bedrooms with landing and loft access.

To the rear of the property there is generous garden with rear side access to the front.

Located in meadowcroft within close distance to local shops and Aylesbury vale academy secondary school.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the

purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

## Entrance Porch

door to front  
carpet

### Living room

17' 4" max x 11' 9" max ( 5.28m max x 3.58m max )  
window to front  
carpet  
radiator  
feature fireplace

### Kitchen/Diner

17' 3" max x 10' 5" max ( 5.26m max x 3.17m max )  
patio doors to rear and window to rear  
gas hob and electric oven, wall and base units, Tumble dryer and fridge  
carpet underfoot with tiling to kitchen

### Landing

large, window to side, carpet  
loft access  
airing cupboard

### Master Bedroom

12' max x 11' 1" max ( 3.66m max x 3.38m max )  
window to front  
carpet, radiator

### Bedroom two

11' 1" max x 10' 6" max ( 3.38m max x 3.20m max )  
window to rear  
carpet , radiator

### Bedroom three

11' 6" max x 7' 2" max ( 3.51m max x 2.18m max )  
window to front  
carpet  
radiator

### Bedroom four

8' 6" max x 7' 4" max ( 2.59m max x 2.24m max )  
window to front  
carpet  
radiator

### Bathroom

window to rear  
shower cubicle, bath  
radiator  
toilet

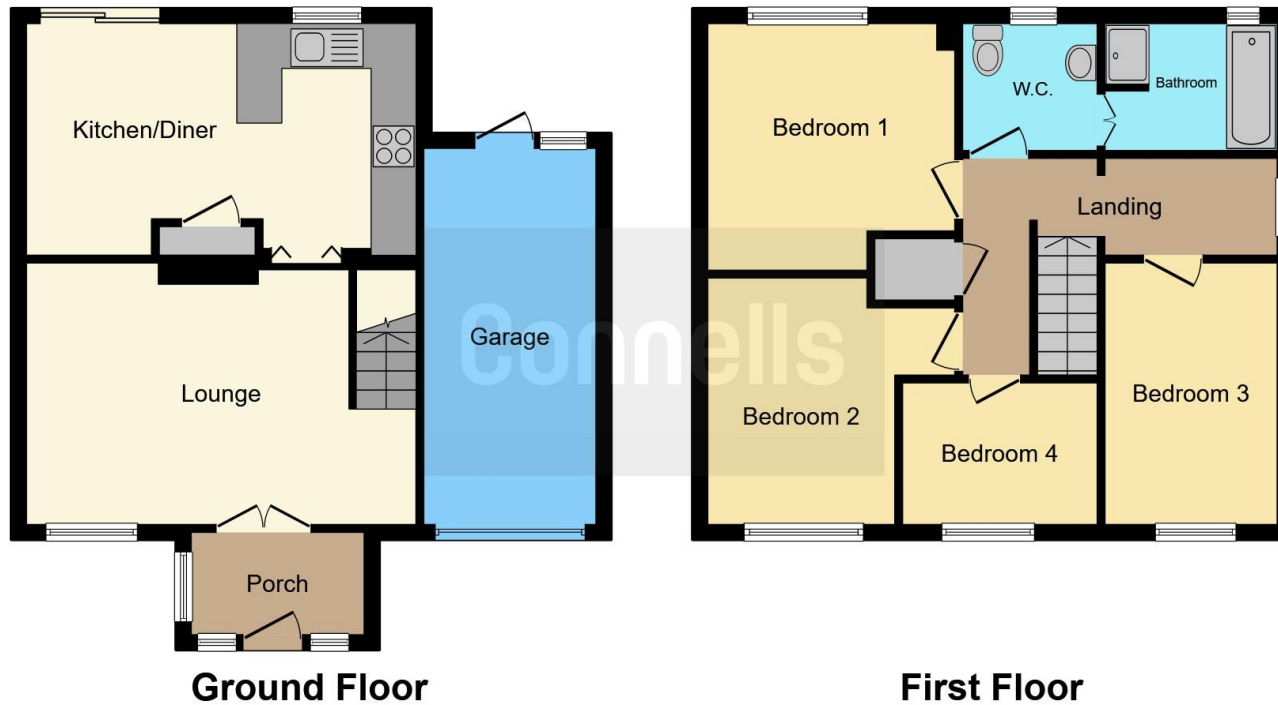
### Outbuilding

23' 8" x 7' 4" ( 7.21m x 2.24m )  
door to rear, window to rear  
power and lighting  
up and over door









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01296 395 111**  
**E [aylesbury@connells.co.uk](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
 AYLESBURY HP20 2RH

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS311602](http://connells.co.uk/Property/ALS311602)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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